



Housing Intelligence System Comparable Market Assessment Tool User Guide

Version 1.1 May 09

HIS With Comparables – Comparable Market Assessment Tool

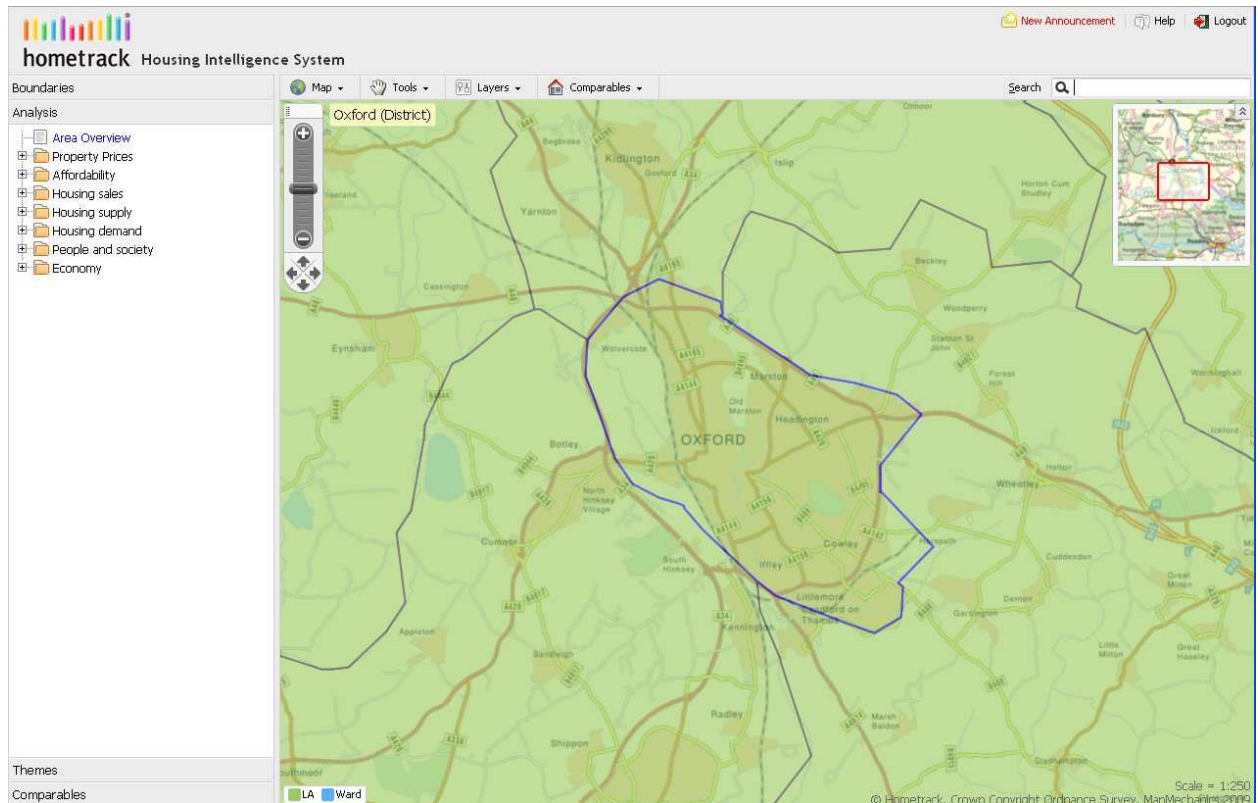
Introduction

The Hometrack comparable tool displays house price data at street view, returning the following information –

- Property Type
- Street Name
- Postcode
- Bedroom Count
- Year Built
- Price Per Square Foot
- Today's Value - derived from our automated valuation model
- Last Value – the last known sale or valuation figure
- Last Date – the last known date the property was sold or valued
- Last Status – Sold, data from Land Registry or Valued data from Hometrack Lenders Surveyors valuation data

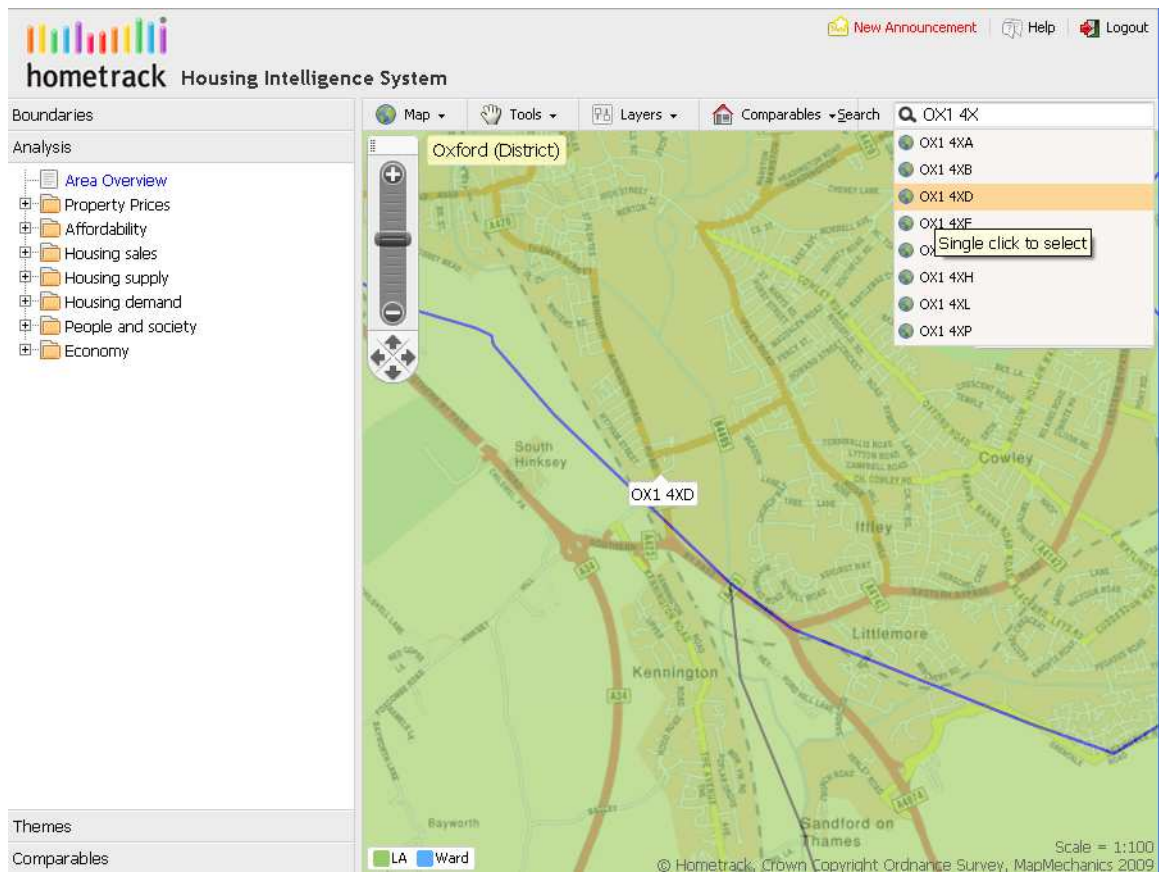
Using Comparables

Your main default area will be displayed and the default area will be selected.



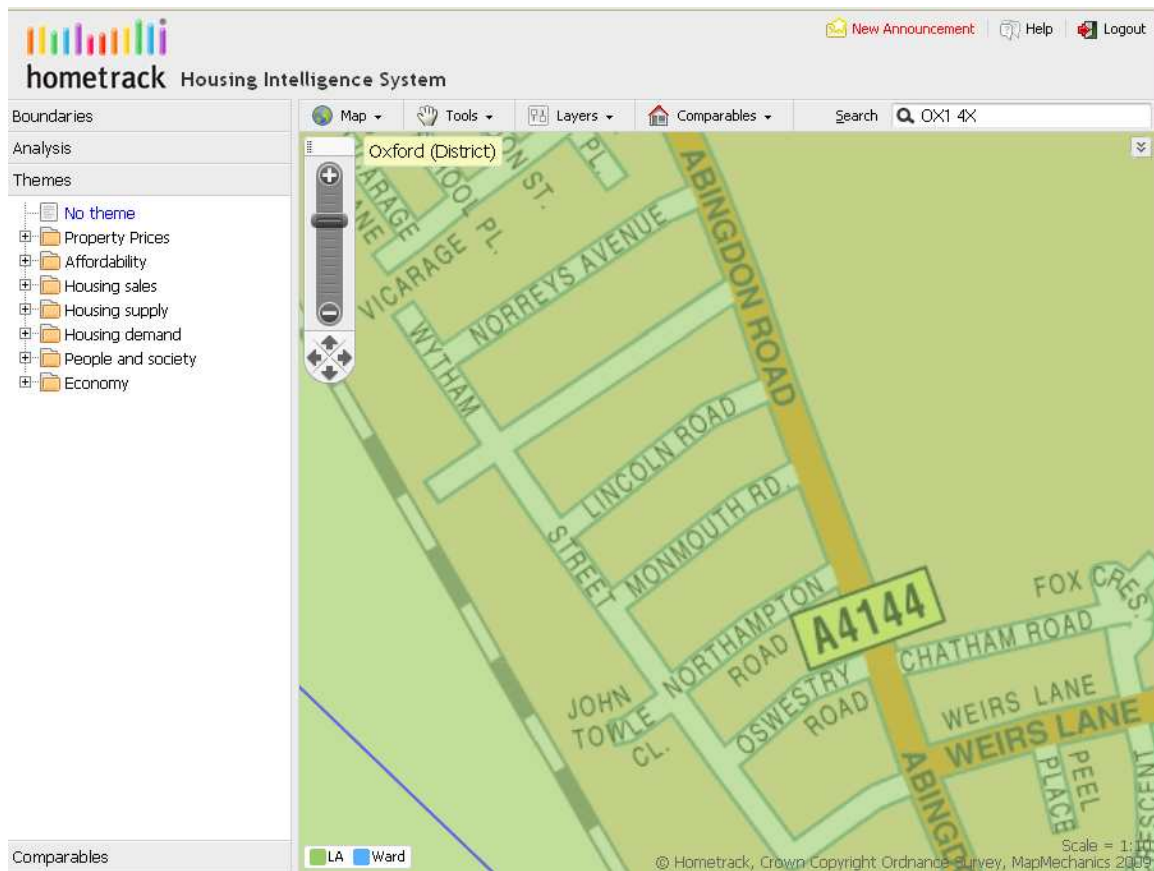
If you know the postcode of the area you wish to research type the postcode into the search box

Please note if you are looking at a new build scheme the postcode might not exist within our database. Use a nearby postcode and navigate around the map to find the area you wish to research.

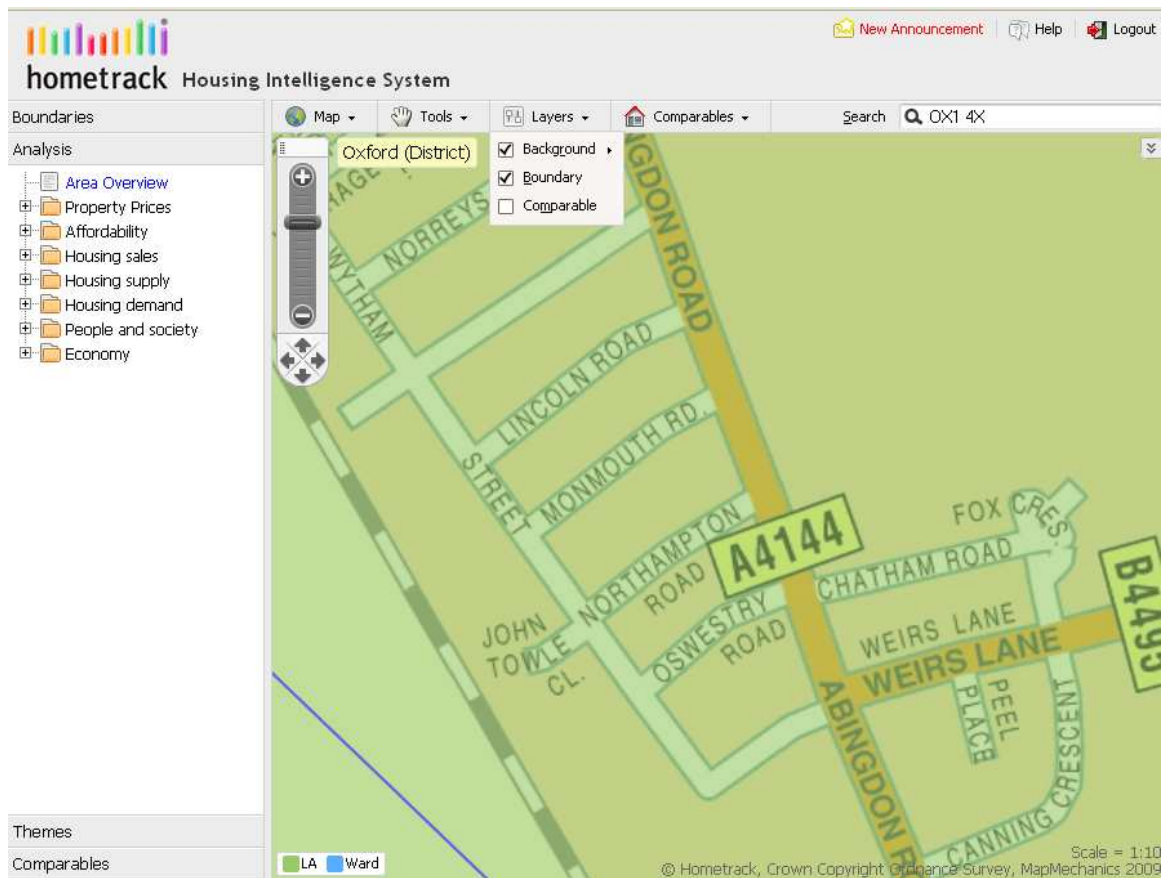


When searching by postcode, local authority area, place, street etc the system will display a list of available options to select from and if you hover over the list of options a data flag will pinpoint the location on the map.

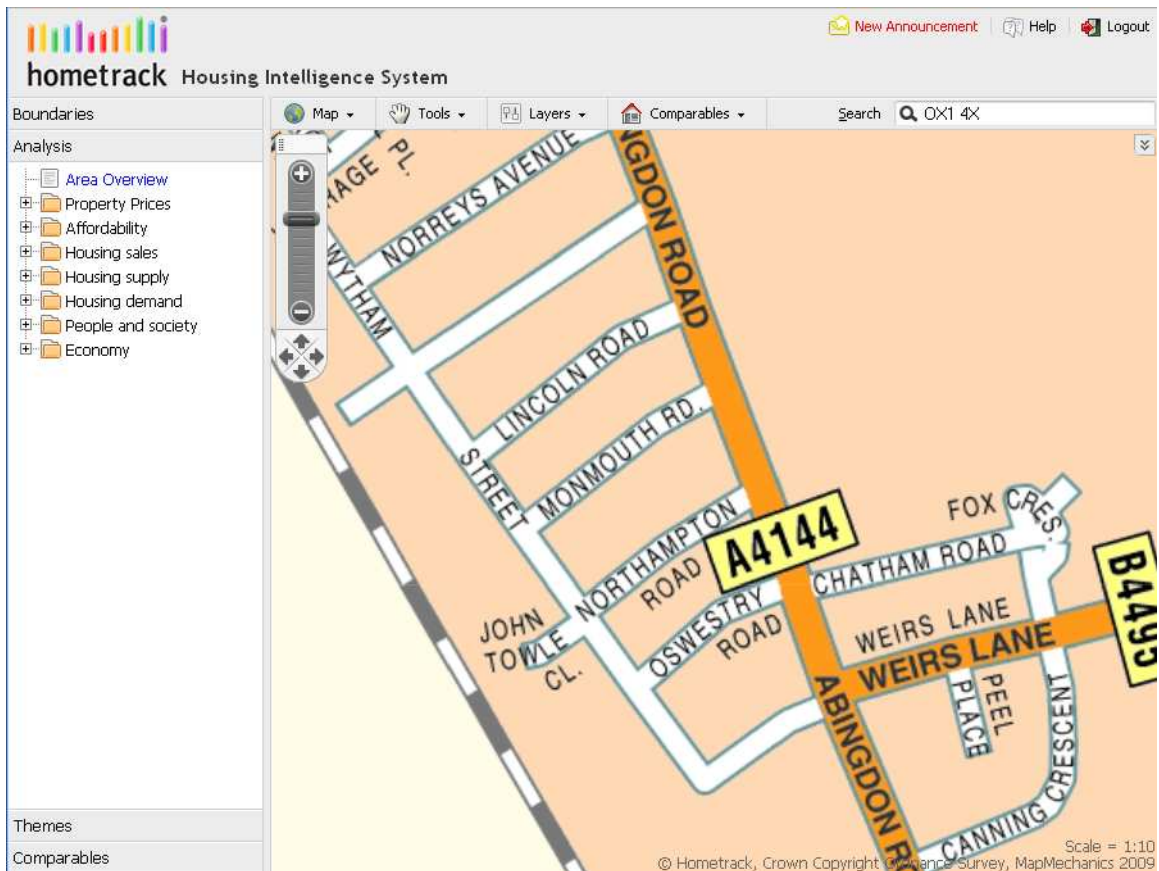
Single click over the area you wish to select.



The map will zoom into the area selected

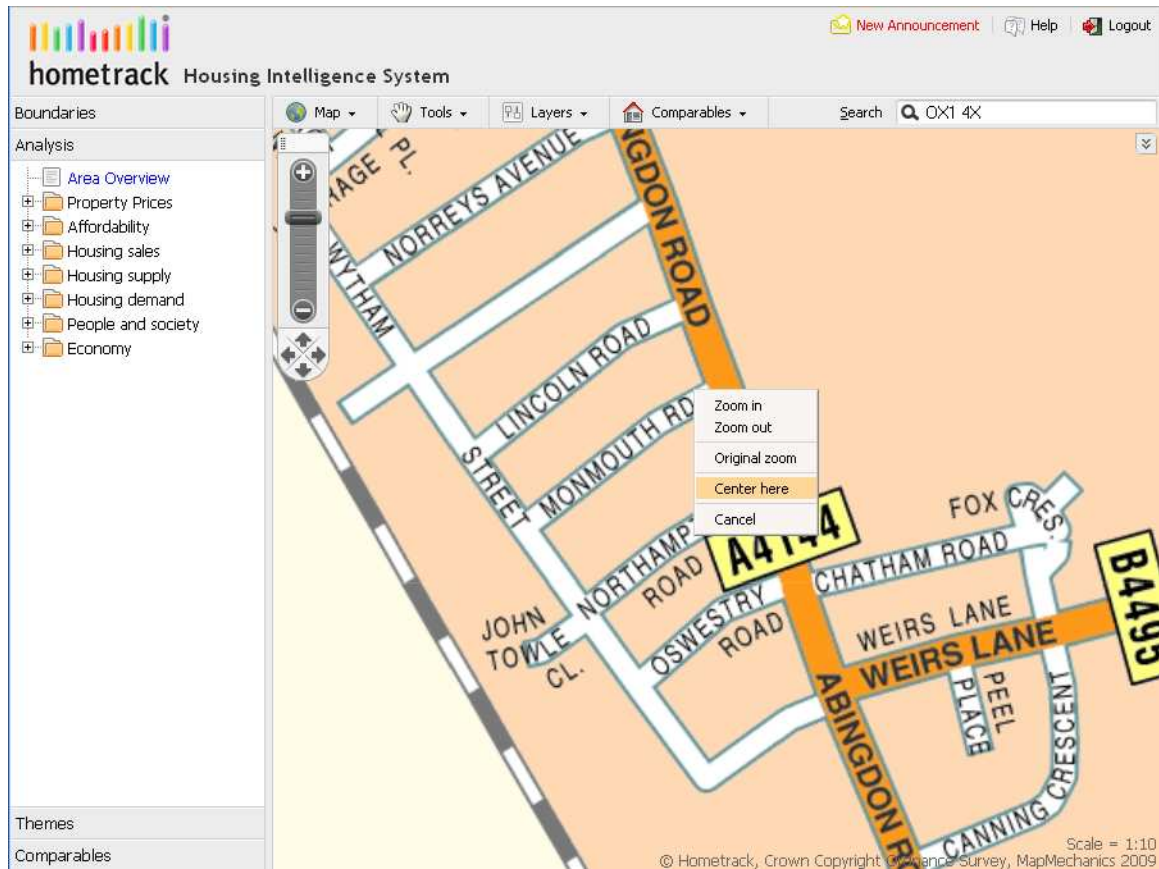


To remove the green boundary shade select the 'Layers' menu then untick the 'Boundary' box.

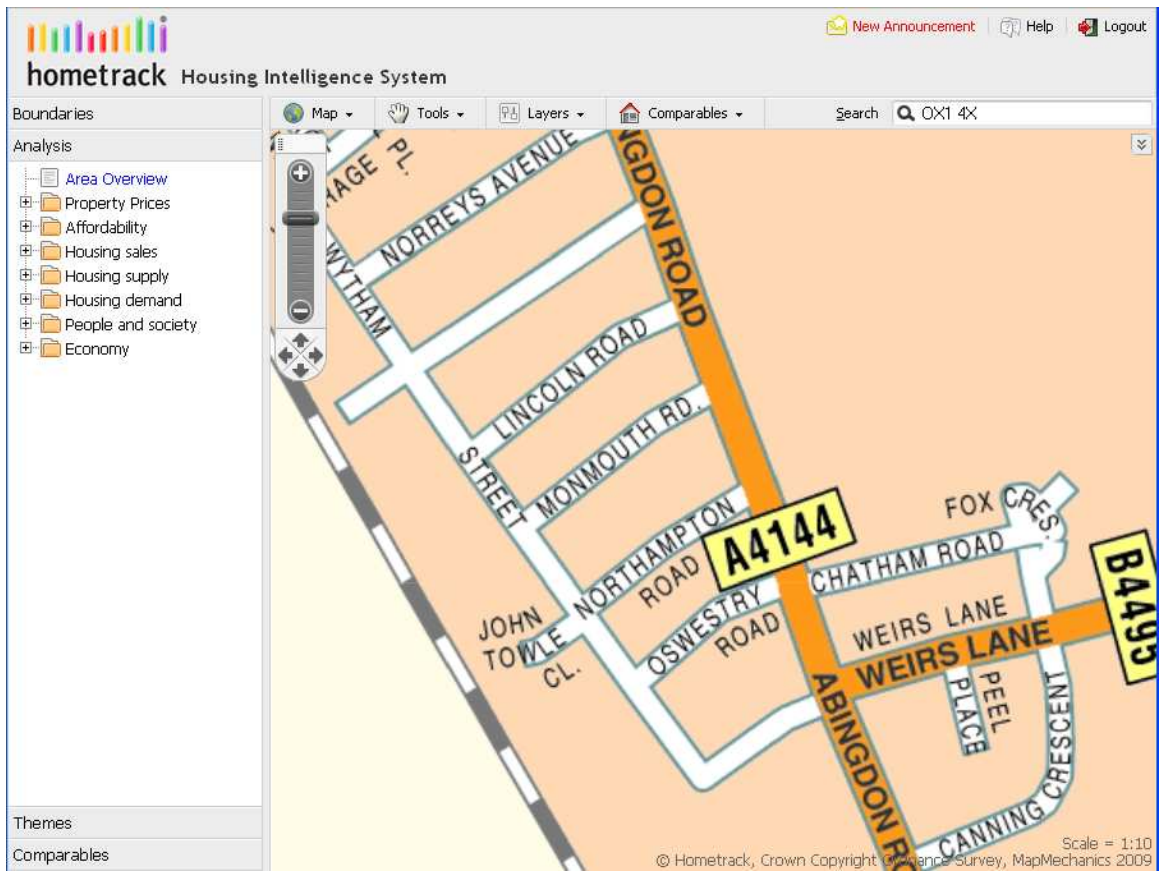


This will give you a clearer map to view.

Once you have found the exact area you want to research right click with your mouse and select 'Center here'

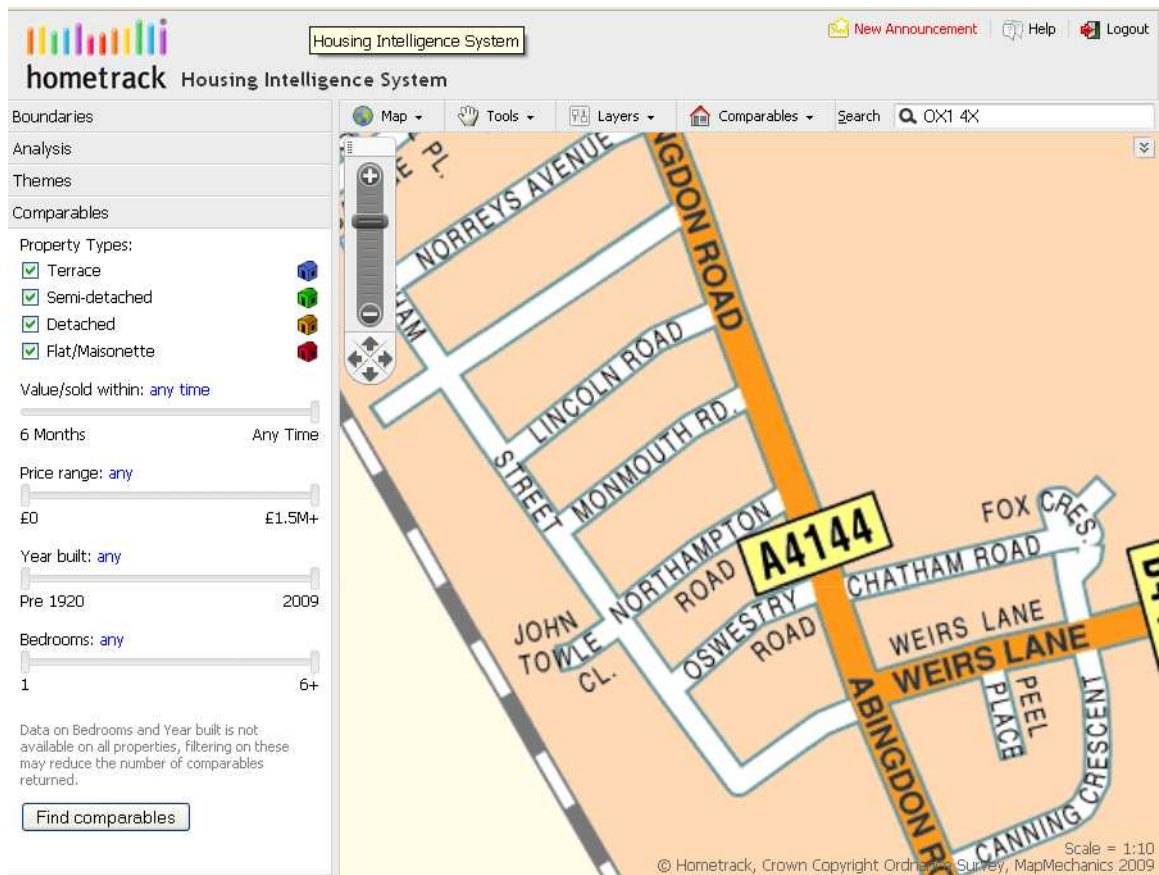


The system will search for the first 100 comparables from the center of the screen outwards.













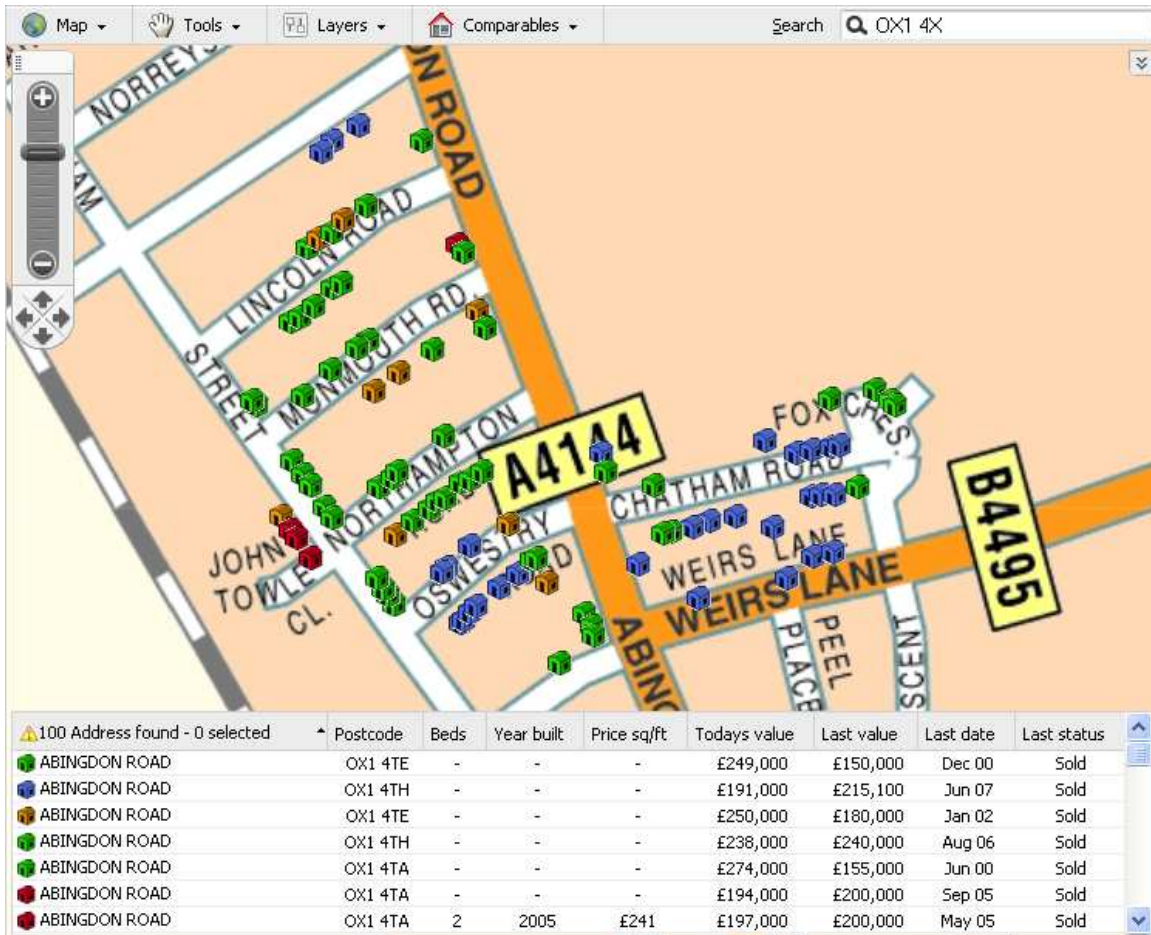
Select Comparables from the bottom left hand menu

The Comparables menu will display



The comparables menu allows you to select your search criteria

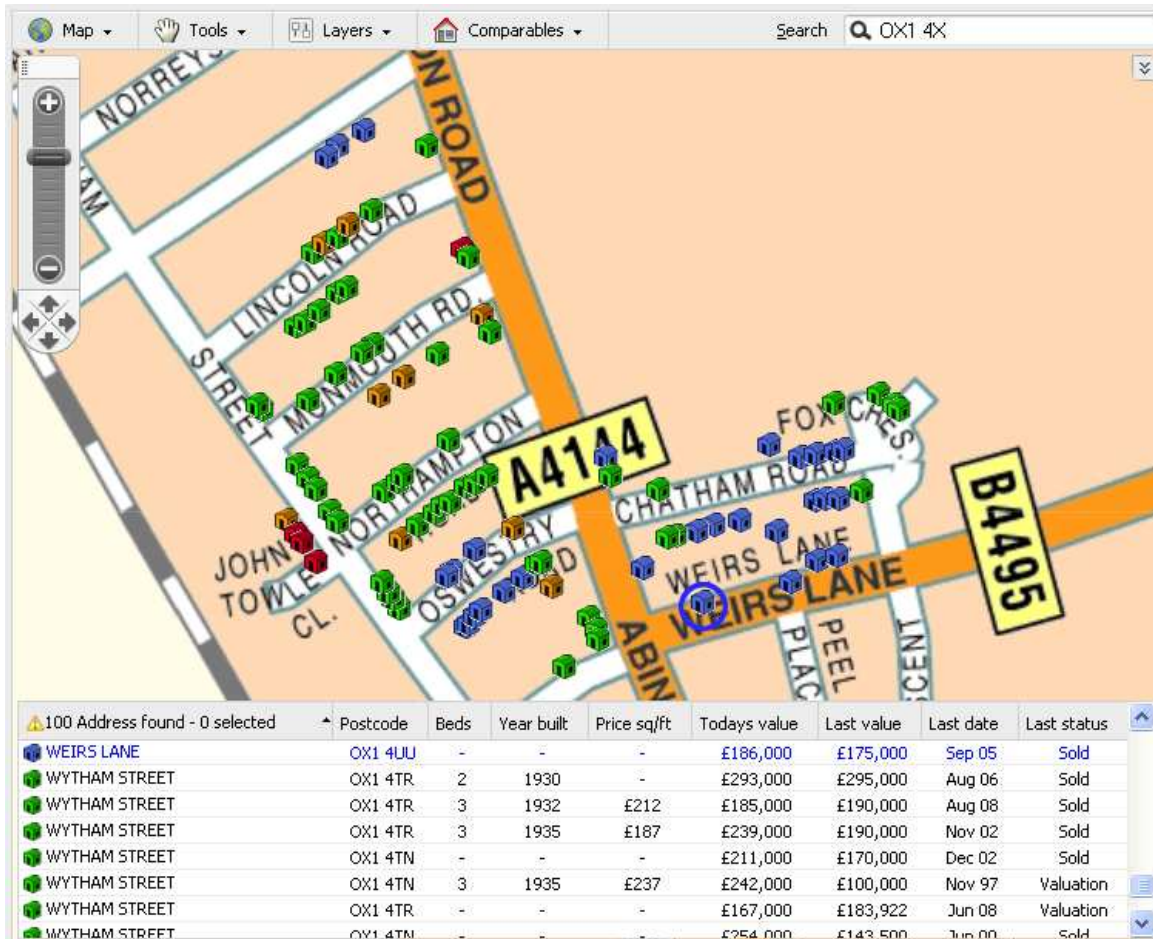
<p>Comparables</p> <p>Property Types:</p> <p><input checked="" type="checkbox"/> Terrace </p> <p><input checked="" type="checkbox"/> Semi-detached </p> <p><input checked="" type="checkbox"/> Detached </p> <p><input type="checkbox"/> Flat/Maisonette </p> <p>Value/sold within: 5 years </p> <p>Click to select</p>	<p>You can limit your search by property type</p> <p>Terrace</p> <p>Semi-detached</p> <p>Detached</p> <p>Flat/Maisonette</p> <p>Simply by ticking or unticking the property type boxes</p>
<p>Value/sold within: 5 years</p> <p></p> <p>6 Months Any Time</p>	<p>The search criteria can be refined by selecting a time period properties were last sold/valued</p>
<p>Price range: £200K to £350K</p> <p></p> <p>£0 £1.5M+</p>	<p>The price range can also be refined by moving the interval bars</p>
<p>Year built: 2003 to 2009</p> <p></p> <p>Pre 1920 2009</p>	<p>The year built can also be refined by moving the interval bars.</p> <p>Please note we do not have the year built date for all properties, so if this is limited the amount of properties returned will be less</p>
<p>Bedrooms: 3 to 4</p> <p></p> <p>1 6+</p>	<p>The bedroom count of properties can also be refined by moving the interval bars.</p> <p>Please note we do not have the bedroom count for all properties, so if this is limited the amount of properties returned will be less</p>
<p>Find comparables</p>	<p>Once you have selected your search criteria select 'Find comparables'</p>
<p> Searching...</p>	<p>The system may take several seconds to load data</p>



The comparables returned will be plotted on the map with the property details in the bottom half of the screen.

Map Tools Layers Comparables Search OX1 4X									
100 Address found - 0 selected									
	Postcode	Beds	Year built	Price sq/ft	Todays value	Last value	Last date	Last status	
ABINGDON ROAD	OX1 4TE	-	-	-	£249,000	£150,000	Dec 00	Sold	
ABINGDON ROAD	OX1 4TH	-	-	-	£191,000	£215,100	Jun 07	Sold	
ABINGDON ROAD	OX1 4TE	-	-	-	£250,000	£180,000	Jan 02	Sold	
ABINGDON ROAD	OX1 4TH	-	-	-	£238,000	£240,000	Aug 06	Sold	
ABINGDON ROAD	OX1 4TA	-	-	-	£274,000	£155,000	Jun 00	Sold	
ABINGDON ROAD	OX1 4TA	-	-	-	£194,000	£200,000	Sep 05	Sold	
ABINGDON ROAD	OX1 4TA	2	2005	£241	£197,000	£200,000	May 05	Sold	
ABINGDON ROAD	OX1 4TJ	3	1930	£207	£203,000	£230,000	May 08	Valuation	
ABINGDON ROAD	OX1 4TQ	-	-	-	£281,000	£340,000	Mar 08	Sold	
ABINGDON ROAD	OX1 4TQ	3	1935	£234	£212,000	£200,000	Dec 04	Valuation	
ABINGDON ROAD	OX1 4TQ	-	-	-	£200,000	£125,000	Apr 01	Sold	
ABINGDON ROAD	OX1 4TA	4	1910	£234	£449,000	£435,000	Feb 06	Valuation	
ABINGDON ROAD	OX1 4TQ	-	-	-	£220,000	£163,000	May 02	Sold	
CHATHAM ROAD	OX1 4UZ	-	-	-	£173,000	£138,000	Nov 03	Sold	
CHATHAM ROAD	OX1 4UY	-	-	-	£185,000	£159,950	Dec 03	Sold	
CHATHAM ROAD	OX1 4UZ	3	1930	£228	£211,000	£222,500	Jan 07	Valuation	
CHATHAM ROAD	OX1 4UY	-	-	-	£200,000	£146,000	Apr 02	Sold	
CHATHAM ROAD	OX1 4UY	-	-	-	£196,000	£228,500	Aug 07	Sold	
CHATHAM ROAD	OX1 4UY	3	1940	£189	£197,000	£180,000	Apr 04	Valuation	
CHATHAM ROAD	OX1 4UZ	3	1940	£240	£191,000	£147,000	Aug 02	Sold	
CHATHAM ROAD	OX1 4UY	3	1950	-	£221,000	£173,000	Oct 03	Sold	
CHATHAM ROAD	OX1 4UY	3	1930	£155	£169,000	£190,000	Jun 07	Sold	
CHATHAM ROAD	OX1 4UZ	-	-	-	£220,000	£155,000	Feb 02	Valuation	
CHATHAM ROAD	OX1 4UZ	3	1934	£223	£180,000	£210,000	Aug 07	Sold	
CHATHAM ROAD	OX1 4UY	3	1935	£191	£193,000	£150,000	Sep 02	Valuation	
CHATHAM ROAD	OX1 4UY	3	1929	£216	£214,000	£200,000	Nov 04	Valuation	
CHATHAM ROAD	OX1 4UY	3	1930	£194	£180,000	£180,000	Jun 06	Valuation	
CHATHAM ROAD	OX1 4UZ	3	1930	£217	£222,000	£250,000	Jul 07	Valuation	

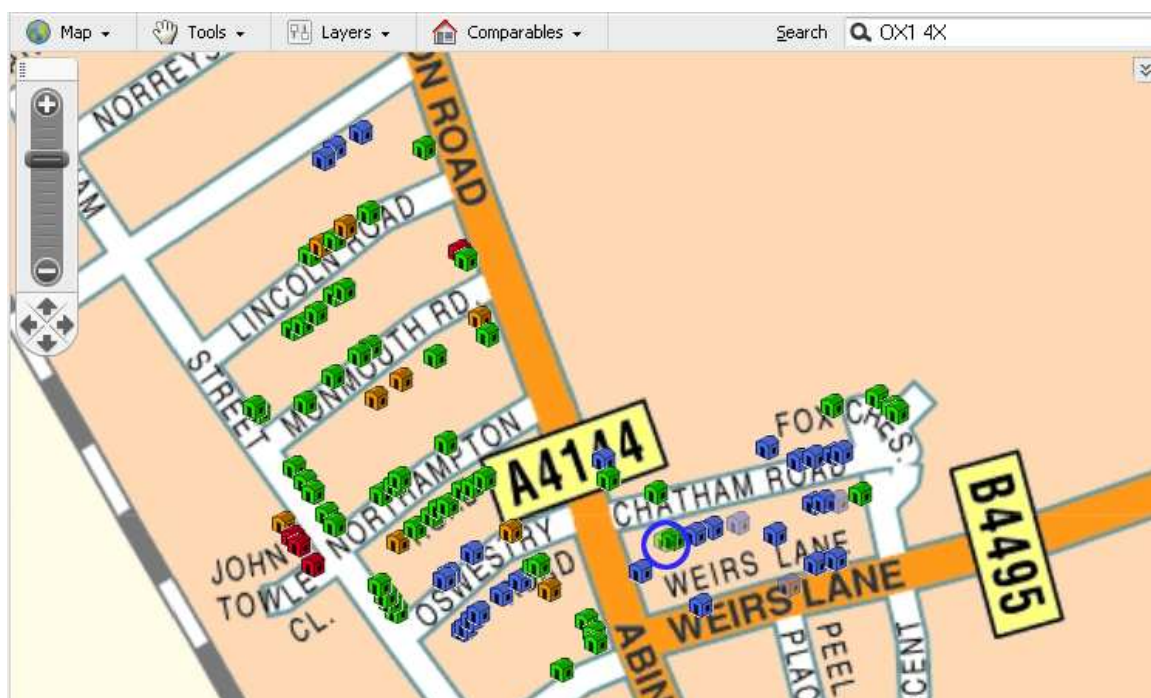
You can choose how many comps you want displayed on the screen by moving the header bar.



If you click on a property a blue circle will appear around the property selected and the information Hometrack hold on that property will appear in blue text.

100 Address found - 0 selected	Postcode	Beds	Year built	Price sq/ft	Today's value	Last value	Last date	Last status
WEIRS LANE	OX1 4UU	-	-	-	£186,000	£175,000	Sep 05	Sold
WYTHAM STREET	OX1 4TR	2	1930	-	£293,000	£295,000	Aug 06	Sold
WYTHAM STREET	OX1 4TR	3	1932	£212	£185,000	£190,000	Aug 08	Sold
WYTHAM STREET	OX1 4TR	3	1935	£187	£239,000	£190,000	Nov 02	Sold
WYTHAM STREET	OX1 4TN	-	-	-	£211,000	£170,000	Dec 02	Sold
WYTHAM STREET	OX1 4TN	3	1935	£237	£242,000	£100,000	Nov 97	Valuation
WYTHAM STREET	OX1 4TR	-	-	-	£167,000	£183,922	Jun 08	Valuation
WYTHAM STREET	OX1 4TN	-	-	-	£254,000	£143,500	Jun 00	Sold

Above is an example of comparables returned.



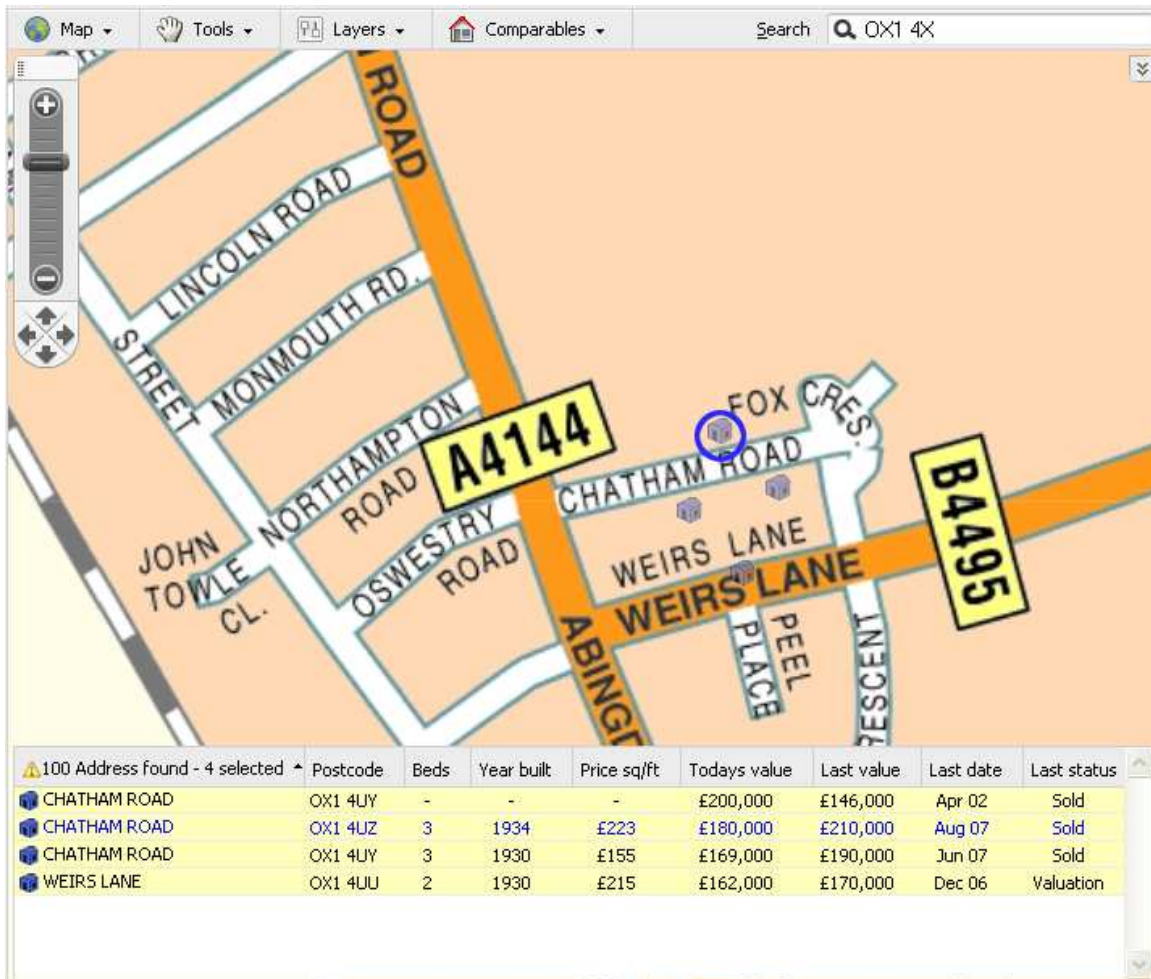
100 Address found - 4 selected	Postcode	Beds	Year built	Price sq/ft	Today's value	Last value	Last date	Last status
ABINGDON ROAD	OX1 4TE	-	-	-	£249,000	£150,000	Dec 00	Sold
ABINGDON ROAD	OX1 4TH	-	-	-	£191,000	£215,100	Jun 07	Sold
ABINGDON ROAD	OX1 4TE	-	-	-	£250,000	£180,000	Jan 02	Sold
ABINGDON ROAD	OX1 4TH	-	-	-	£238,000	£240,000	Aug 06	Sold
ABINGDON ROAD	OX1 4TA	-	-	-	£274,000	£155,000	Jun 00	Sold
ABINGDON ROAD	OX1 4TA	-	-	-	£194,000	£200,000	Sep 05	Sold
ABINGDON ROAD	OX1 4TA	2	2005	£241	£197,000	£200,000	May 05	Sold
ABINGDON ROAD	OX1 4TH	3	1930	£207	£203,000	£220,000	May 08	Valuation

You can select all comparables or individual properties. To select individual properties double click on the properties you wish to select. The properties selected will start to flash.

The screenshot displays a property valuation software interface. At the top, there is a search bar with the text 'OX1 4X'. Below the search bar, a map shows a residential area with streets including Lincoln Road, Street Monmouth Rd, John Towle Cl., Northampton, Chatham Road, Weirs Lane, and Abingdon. A yellow label 'A4114' is visible on the map. A context menu is open over the map, showing options: 'Select all', 'Unselect all', 'Show all' (selected), 'Show selected', 'Show unselected', and 'Create a report'. Below the map, a table lists 100 addresses found, with 4 selected. The table has columns for Postcode, Beds, Year built, Price sq/ft, Today's value, Last value, Last date, and Last status.

	Postcode	Beds	Year built	Price sq/ft	Today's value	Last value	Last date	Last status
CHATHAM ROAD	OX1 4UZ	3	1934	£223	£180,000	£210,000	Aug 07	Sold
CHATHAM ROAD	OX1 4UZ	-	-	-	£220,000	£155,000	Feb 02	Valuation
CHATHAM ROAD	OX1 4UY	3	1950	-	£221,000	£173,000	Oct 03	Sold
CHATHAM ROAD	OX1 4UY	3	1930	£155	£169,000	£190,000	Jun 07	Sold
CHATHAM ROAD	OX1 4UY	3	1940	£189	£197,000	£180,000	Apr 04	Valuation
CHATHAM ROAD	OX1 4UZ	3	1930	£217	£222,000	£250,000	Jul 07	Valuation
CHATHAM ROAD	OX1 4UY	3	1935	£191	£193,000	£150,000	Sep 02	Valuation

To view information for your selected properties go to the Comparables menu and select 'Show Selected'



Once you have selected 'Show selected' the selected comparables will only be displayed on the map with the details below.

The screenshot displays a property valuation software interface. At the top, there are tabs for 'Map', 'Tools', 'Layers', and 'Comparables'. A search bar on the right contains the text 'OX1 4X'. A dropdown menu is open under the 'Comparables' tab, showing options: 'Select all' (selected), 'Unselect all', 'Show all', 'Show selected', 'Show unselected', and 'Create a report'. The map below shows a street layout with labels for 'LINCOLN ROAD', 'STREET MONMOUTH RD', 'JOHN TOWLE CL.', 'OSWESTRY RD', 'ABINGDON ROAD', 'CHATHAM ROAD', 'FOX CHES.', 'WEIRS LANE', 'EEL PLACE', and 'DESCENT'. A yellow label 'A4144' is visible on the map. Below the map is a table with 10 columns: 'Postcode', 'Beds', 'Year built', 'Price sq/ft', 'Todays value', 'Last value', 'Last date', and 'Last statu'. The table contains 10 rows of data for properties on Abingdon Road.

Postcode	Beds	Year built	Price sq/ft	Todays value	Last value	Last date	Last statu
OX1 4TJ	3	1930	£207	£203,000	£230,000	May 08	Valuation
OX1 4TH	-	-	-	£238,000	£240,000	Aug 06	Sold
OX1 4TH	-	-	-	£191,000	£215,100	Jun 07	Sold
OX1 4TQ	3	1935	£234	£212,000	£200,000	Dec 04	Valuation
OX1 4TQ	-	-	-	£281,000	£340,000	Mar 08	Sold
OX1 4TQ	-	-	-	£200,000	£125,000	Apr 01	Sold
OX1 4TQ	-	-	-	£220,000	£163,000	May 02	Sold

To select all comparables returned 'Select all' from the comparables menu.

The screenshot displays a property valuation software interface. At the top, there is a menu bar with options: Map, Tools, Layers, Comparables, and a search bar containing 'OX1 4X'. Below the menu bar, a map shows a street layout with labels: LINCOLN ROAD, STREET MONMOUTH RD, JOHN TOWLE CL., NORTHAMPTON, OSVESTRY, CHATHAM ROAD, FOX CHES, WEIRS LANE, ABINGDON ROAD, and EEL PLACE. A yellow label 'A4144' is overlaid on the map. A context menu is open over the map, showing options: Select all (selected), Unselect all, Show all, Show selected (selected), Show unselected, and Create a report. Below the map, a table lists 100 addresses found, with 100 selected. The table has columns: Postcode, Beds, Year built, Price sq/ft, Todays value, Last value, Last date, and Last statu.

Postcode	Beds	Year built	Price sq/ft	Todays value	Last value	Last date	Last statu
OX1 4TJ	3	1930	£207	£203,000	£230,000	May 08	Valuation
OX1 4TH	-	-	-	£238,000	£240,000	Aug 06	Sold
OX1 4TH	-	-	-	£191,000	£215,100	Jun 07	Sold
OX1 4TQ	3	1935	£234	£212,000	£200,000	Dec 04	Valuation
OX1 4TQ	-	-	-	£281,000	£340,000	Mar 08	Sold
OX1 4TQ	-	-	-	£200,000	£125,000	Apr 01	Sold
OX1 4TQ	-	-	-	£220,000	£163,000	May 02	Sold

Once you have selected your comparables you can create a PDF report.

Create report

Create a report

Complete the details below to generate your report.

Report title

Housing Intelligence System Comparables Report


Executive summary (optional)

Generate report

Before the report is created you have the option to edit the title and add in your own Executive Summary.

Create report

Create a report

 Complete the details below to generate your report.

Report title

ing Intelligence System Comparables Report Oxford

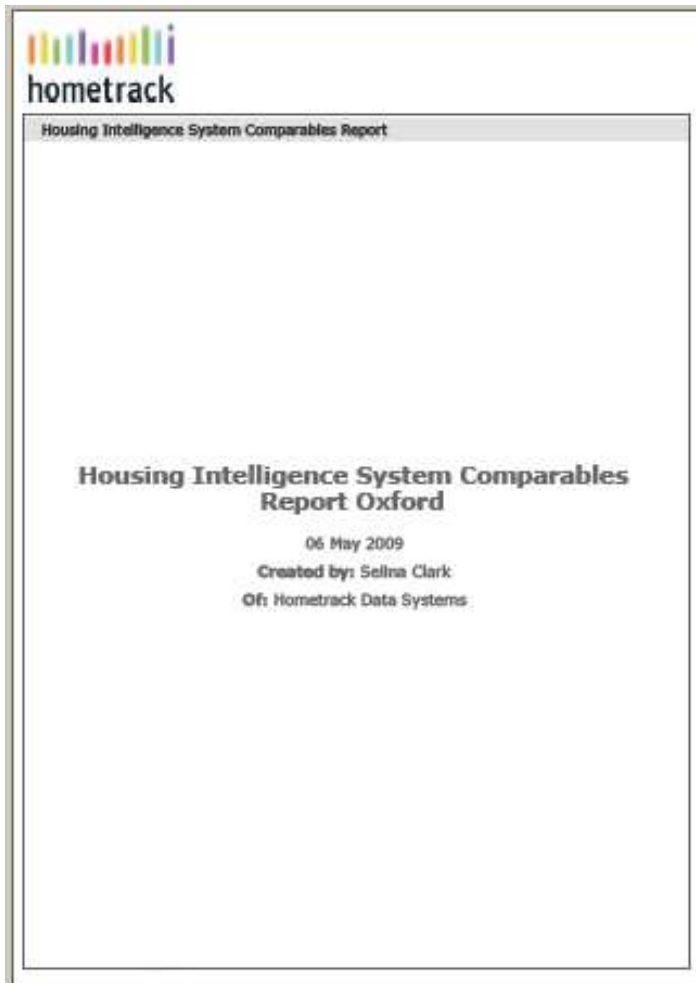
Executive summary (optional)

Oxford comps report created for the Weirs Lane area around Donnington Bridge. Area for potential development is to the south of Weirs Lane. New build scheme of flats and houses built 2005

Generate report

Once you have entered your text (optional) select Generate Report

Your report may take several seconds to generate as a PDF for download or for you to save.



Front page of the report including the title, date the report was created and who created the report. The created by field is automatically generated by the user logon details and the 'of' will be the company name held within the account settings. These fields cannot be edited by the user. If your name or company name is incorrect please contact support@housingintelligence.co.uk with the correct details.



Executive Summary

Oxford compa report created for the Weins Lane area around Donnington Bridge. Area for potential development is to the south of Weins Lane. New build scheme of flats and houses built 2005

The Executive Summary will display any text you wish to add to the report. If you decide not to add any text this page will be omitted from the PDF report.

Housing Intelligence System Comparables Report



Map	Address	Postcode	Type	Beds	Repps	Year built	Floor area	Price sq/ft	Today's value	Last value	Last date	Last status
1	ABINGDON ROAD	OX1 4TE	Sem	+	+	+	+	+	£249,000	£190,000	Dec 00	Sold
2	ABINGDON ROAD	OX1 4TE	Det	+	+	+	+	+	£290,000	£180,000	Jan 02	Sold
3	ABINGDON ROAD	OX1 4TA	Fla	+	+	+	+	+	£194,000	£200,000	Sep 05	Sold
4	ABINGDON ROAD	OX1 4TA	Fla	2	1	2005	76	£241	£197,000	£200,000	May 05	Sold
5	ABINGDON ROAD	OX1 4TA	Sem	+	+	+	+	+	£274,000	£155,000	Jun 00	Sold
6	ABINGDON ROAD	OX1 4TH	Ter	+	+	+	+	+	£181,000	£215,300	Jun 07	Sold
7	ABINGDON ROAD	OX1 4TA	Sem	4	2	1910	170	£234	£449,000	£435,000	Feb 06	Valued
8	ABINGDON ROAD	OX1 4TQ	Det	+	+	+	+	+	£281,000	£340,000	Mar 08	Sold
9	ABINGDON ROAD	OX1 4TQ	Sem	3	2	1935	84	£234	£212,000	£200,000	Dec 04	Valued
10	ABINGDON ROAD	OX1 4TQ	Sem	+	+	+	+	+	£200,000	£125,000	Apr 01	Sold

The comparables report will display the map viewed within the HIS with all of the properties reference numbered and plotted.

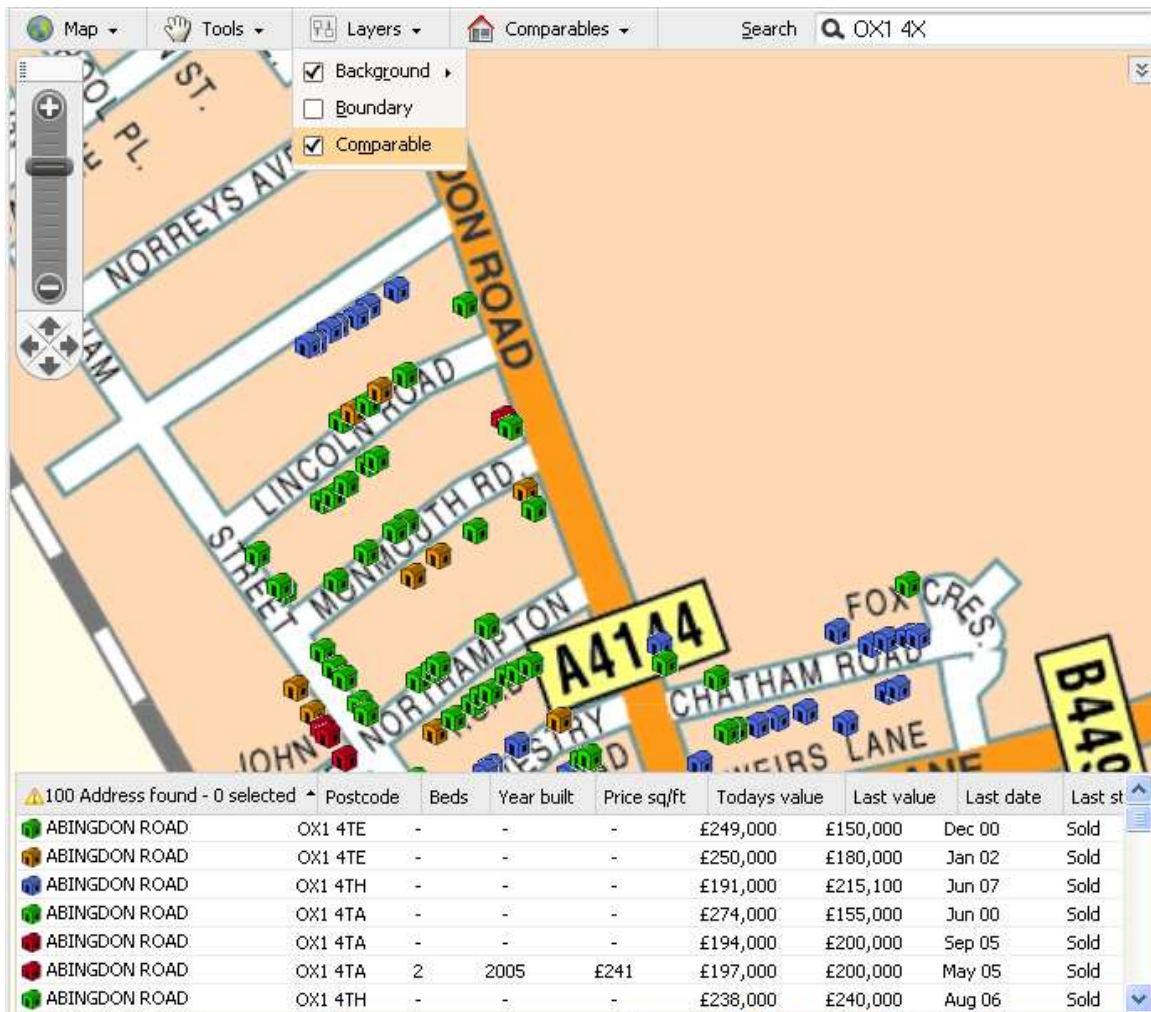
The property types can be identified by the different colours –

- Blue – terrace
- Green – Semi detached
- Orange – Detached
- Red – Flats/Maisonettes

The report provides the following information -

Map	Address	Postcode	Type	Beds	Recpts	Year built	Floor area	Price sq/ft	Today's value	Last value	Last date	Last status
1	ABINGDON ROAD	OX1 4TE	Sem	-	-	-	-	-	£249,000	£150,000	Dec 00	Sold
2	ABINGDON ROAD	OX1 4TE	Det	-	-	-	-	-	£250,000	£180,000	Jan 02	Sold
3	ABINGDON ROAD	OX1 4TA	Flt	-	-	-	-	-	£194,000	£200,000	Sep 05	Sold
4	ABINGDON ROAD	OX1 4TA	Flt	2	1	2005	76	£241	£197,000	£200,000	May 05	Sold
5	ABINGDON ROAD	OX1 4TA	Sem	-	-	-	-	-	£274,000	£155,000	Jan 00	Sold
6	ABINGDON ROAD	OX1 4TH	Ter	-	-	-	-	-	£191,000	£215,100	Jan 07	Sold
7	ABINGDON ROAD	OX1 4TA	Sem	4	2	1930	170	£234	£449,000	£435,000	Feb 06	Valued
8	ABINGDON ROAD	OX1 4TQ	Det	-	-	-	-	-	£281,000	£340,000	Mar 08	Sold
9	ABINGDON ROAD	OX1 4TQ	Sem	3	2	1935	84	£234	£212,000	£200,000	Dec 04	Valued
10	ABINGDON ROAD	OX1 4TQ	Sem	-	-	-	-	-	£200,000	£125,000	Apr 01	Sold

- Map – details the reference number of the property on the map. Note this is not the property number.
- Address – This is the street the property sit in
- Postcode – The postcode related to the property
- Type – This is the property type
- Beds – The bedcount of the property – please note we do not have the bedcount for all properties as this information is from our lenders surveyors valuation data
- Recpt – The amount of reception rooms the property has - please note we do not have the reception room count for all properties as this information is from our lenders surveyors valuation data
- Year Built – The year the property was built – we do not hold this data for all property types
- Floor Area – The floor area of the property – we do not hold this data for all properties, this information is from our lenders surveyors valuation data
- Price per sq ft – This data set is calculated from the Today's value and the floor area
- Today's Value – This is value the Hometrack Automated Valuation values this property at today
- Last Value – This is the last known value we hold on the property this could be the last known sale price from Land Registry or the last known valuation from Hometracks lenders surveyors valuation data.
- Last Date – The date of the last known sale/valuation of the property
- Last Status – The last known status of the property Sold/Valued



To remove the comparables from the screen or to clear to create a fresh search select 'Layers' then untick the comparable box.